114.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,700 / 748,700
					USE VALUE:	748,700 / 748,700
					ASSESSED:	748,700 / 748,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
285		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NANNIG GREGORY T
Owner 2:	NANNIG KELSEY S
Owner 3:	
Street 1:	285 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EDWARDS PETER WILLIAM & -
Owner 2:	EDWARDS ALICIA MERRITT -
Street 1:	285 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 2007 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	360,200		388,500	748,700
Total Card	0.103	360,200		388,500	748,700
Total Parcel	0.103	360,200		388,500	748,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.01 | /Parcel: 373.0

Legal Description

User Acct 72940

GIS Ref

GIS Ref

Insp Date 04/07/09

Entered Lot Size

Total Land:

Land Unit Type:

!8849!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,200	0	4,500.	388,500	748,700	748,700	Year End Roll	12/18/2019
2019	101	FV	278,000	0	4,500.	394,100	672,100	672,100	Year End Roll	1/3/2019
2018	101	FV	278,000	0	4,500.	294,100	572,100	572,100	Year End Roll	12/20/2017
2017	101	FV	278,000	0	4,500.	266,400	544,400	544,400	Year End Roll	1/3/2017
2016	101	FV	278,000	0	4,500.	255,300	533,300	533,300	Year End	1/4/2016
2015	101	FV	262,900	0	4,500.	216,500	479,400	479,400	Year End Roll	12/11/2014
2014	101	FV	262,900	0	4,500.	205,400	468,300	468,300	Year End Roll	12/16/2013
2013	101	FV	262,900	0	4,500.	195,400	458,300	458,300		12/13/2012

PRINT

Date	Time
12/10/20	23:23:22

LAST REV

Date	Time
01/28/20	15:38:41

mmcmakin

8849

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDWARDS PETER W	70741-188		3/15/2018		742,000	No	No		
CUMMINS ROSAMON	62915-429		11/12/2013		490,000	No	No		
KRAUSMAN STEVEN	41869-30		1/27/2004		440,000	No	No		
KELLY DERMOT--E	26995-545		1/16/1997	Family	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/2015	140	Re-Roof	3,750					Strip and re-roof.
9/2/1992	421	Manual	800					W/B STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
4/7/2009	Measured	197	PATRIOT
9/23/2005	MLS	BR	B Rossignol
4/10/2004	MLS	MM	Mary M
3/15/2000	Inspected	263	PATRIOT
2/16/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	5									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30136466
Const Adj.:	0.99742496
Adj $ / SQ:	168.742
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442471
Depreciation:	82300
Depreciated Total:	360171

COMMENTS

OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

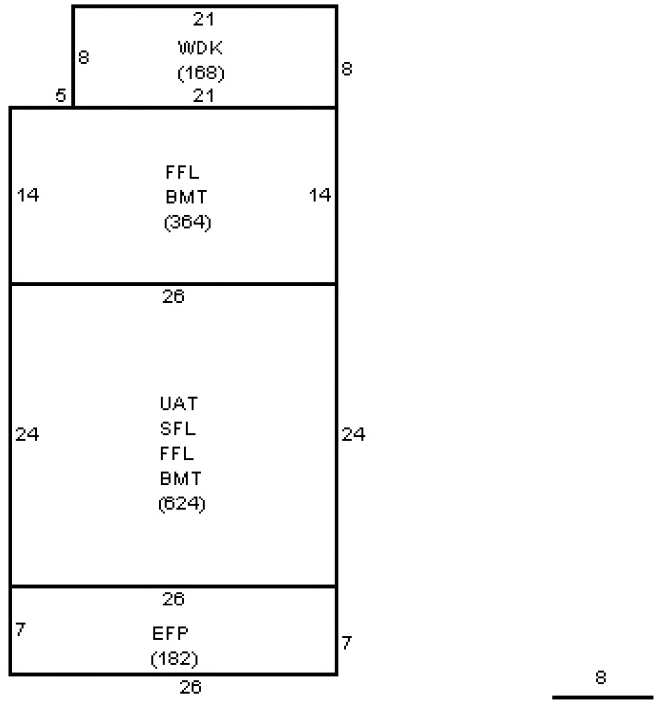
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.74
Special Features:	0	Val/Su Net:	115.97
Final Total:	360200	Val/Su SzAd	223.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	63.780	63,019
FFL	First Floor	988	168.740	166,717
SFL	Second Floor	624	168.740	105,295
EFP	Enclos Porch	182	42.080	7,658
WDK	Deck	168	11.920	2,003
UAT	Upper Attic	156	67.500	10,529

Net Sketched Area:	3,106			Total:	355,221
Size Ad	1612	Gross Are	3574	FinArea	2007

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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